

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 16 March 2009, 7:00 P.M., Live Oak School, 1978 Reche Road

MINUTES

RECEIVED  
APR 02 2009

DEPARTMENT OF PLANNING  
AND LAND USE

m/o 4/3

Meeting called to order at 7:00 PM by Chair Jim Russell, who led the assembly in the Pledge of Allegiance. 15 members were present, Michele Bain, Bill Bopf, Anne Burdick, Harry Christiansen, Eileen Delaney, Jean Dooley, Donna Gebhart, Tom Harrington, Jackie Heyneman, Ron Miller, Roy Moosa, Jim Russell, Paul Schaden, Steve Smith and Jack Wood.

Mr. Russell spoke of the passing of Ms. Mary Jane Pfeil, her devotion to the Community of Fallbrook and unprecedented service on the Fallbrook Planning Group. He requested a moment of silence.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

NONE.

2. Approval of the minutes for the meeting of 16 February 2009. Voting item.

Ms. Heyneman made a motion to accept the minutes as presented, the Group unanimously approved the motion.

3. Presentation by Steve Ron, Project Manager, Department of Public Works, 858-694-2567, Steve.Ron@sdcounty.ca.gov on alignments for the extension of Fallbrook Street from Stage Coach Lane to Reche Road. This presentation was continued at the 16 June 08 FCPG meeting requesting additional information from the Department of Public Works. **Circulation Committee.** Community input. Voting item.

Mr. Christiansen reported on the presentation by the County of San Diego to the Circulation Committee. Mr. Ron and Ms. James had reported to the circulation committee on each of the 4 alternative alignment designs. They explained that alternative 1 affected the most existing residences and that alternative 4 was the only proposed alignment that did not require a design exception. Mr. Christiansen stated the committee had made a motion to eliminate further study on alternative 1 and ask the County staff to focus further study on the other three alternatives. Several property owners along the corridor questioned what would be a realistic schedule for this construction, how would the speed limit be set and would sound berms be built along the road. Mr. Russell explained that property owner should expect that within the next ten years this section of road will be constructed. He further explained that the speed limit would be set by a traffic study that would be a part of the Environmental Impact Report for the project and that sound berms were not a part of any design that the Planning Group had yet seen yet but that sound would be addressed in the EIR. Another resident expressed a great deal of concern about all the school traffic along Reche Road and the short piece of the Fallbrook extension project that is already constructed just North of Reche. He stated that cars line the street and children are walking along the street and crossing in large numbers at the start and end of the school day. He felt that this was a very dangerous intersection to focus all the through traffic on. Mr. Russell stated that this needed to be addressed in the EIR of the project.

Mr. Christiansen made a motion to continue the project until next month but request that the County Staff abandon study on Alternative 1, continue study on Alternatives 2, 3 and 4 and budget the EIR further study in their annual budget and the Group unanimously approved the motion.

4. TPM20905RPL3 Request to subdivide the property located at 3805 La Canada Road into 4 lots plus a remainder parcel. The two single family homes and barn to remain on parcel #4 with access from La Canada. Access for lots 1, 2, 3, & the remainder parcel to be from Alta Vista. Owner and applicant Jerome Stehly 685-0660. Contact person Dave Lowen 724-7674. County planner Marisa Smith 858-694-2621. This project was denied at the 20 November 2006 FCPG meeting because of line of sight issues and continued at the 16 Feb 2009 meeting at the request of the applicant. **Circulation Committees.** Community input. Voting item. (1/08)

Mr. Lowen of Acal Engineering presented the project and stated that he felt he could meet the County site distance criteria for the entrance road to the project. Mr. Christiansen noted that the site was narrow and did not provide much alternative entrance location. Mr. Wood stated that he felt that the stretch of road was challenging as is and additional traffic at the proposed location would help the situation. Ms. Heyneman stated that contact with Parks & Recreation Trails Coordinator indicated that the required trail on La Canada would be moved to the opposite side of the road due to topography. They requested input on a possible requirement for a pathway on the La Canada frontage as per J-36. Mr. Lowen pointed out that it is already used as a pathway. Ms. Heyneman made a motion to include a requirement for a 3'-4' pathway on that frontage. Motion carried unanimously.

Mr. Harrington argued that while the project could be denied due to possible site distance issues that approving it subject to County approval of Mr. Lowen's traffic study seemed to sum up the planning Groups issues with the project. Mr. Christiansen motioned to approve the project as submitted subject to the County approving the site distance study on Alta Vista and the Group unanimously approved the motion.

5. TPM21154 Request to subdivide the 7.6+ acres located at 2373 Wilt Road into 2 parcels for 2 single family dwelling units. Owner George Martin 723-7310. Applicant and contact person Antonio Monti 951-204-3487. County planner Marcus Lubich 858-694-8847 [Marcus.Lubich@sdcounty.ca.gov](mailto:Marcus.Lubich@sdcounty.ca.gov). **Land Use Committee.** Community input. Voting item (1/26)

Mr. Wood reported that Land Use had viewed the site and met with the land owner. In the committee's view the project appeared a reasonable request with one concern that the minimum acreage for the resulting lots would be affected by any portion of the property that exceeded 25% slope and portions of the property appeared close to that. After limited discussion Mr. Wood motioned that the project be approved as presented subject to the County Staff review of a slope study on the property and the Group unanimously approved the motion.

6. Request for Waiver of the Site Plan Requirements for 4 off-site signs for Lake Rancho Viejo. Applicant Trina Richards 951-296-3570 [tr@temekainc.com](mailto:tr@temekainc.com). **Design Review Committee.** Community input. Voting item. (2/5)

Ms. Delaney reported that the submitted support material on the request did not clearly define the Assessor Parcel Numbers or the current zoning designations on the proposed sign locations. Additionally one of the proposed sign was too far from the development it was advertising. Ms. Delaney motioned that the project be denied as presented and the Group unanimously approved the motion.

7. Comments on a preliminary Draft of the Multiple Species Conservation Plan for North County by the **Parks & Recreation Committee**. The plan can be found at [www.sdcounty.ca.gov/dplu/mscp/](http://www.sdcounty.ca.gov/dplu/mscp/). Comments on the draft plan will be accepted by the county

Tom Oberbauer and Jared Underwood, were present to answer any questions the Planning Group may have. Ms. Heyneman commented that the Parks and Recreation Committee had reviewed the plan and with the exception of, the 5 acre clearing around residential units, steep slopes being impacted by the plan and what appeared to exempt the County from MSCP regulations, the report seemed sound. Mr. Christiansen commented that he felt the Fire District should dictate fire clearing limits. Mr. Russell noted that the Fallbrook Community plan should overrule any conflicts in design standards proposed in the MSCP. Mr. Moosa asked how the MSCP would affect construction and Mr. Oberbauer stated it would streamline compliance issues.

Ms. Heyneman motioned to approve the proposed MSCP as presented with the following recommendations for changes:

1. The five-acre clearing as presently proposed is too much land to clear to actually benefit control of local fire patterns, and unnecessary clearing has great negative impact on habitat and should be adjusted.
2. Steep slope encroachment to avoid impact on natural habitats and sensitive species, violates the Fallbrook Plan that intends to preserve natural terrain. We ask for reconsideration.
3. The County as a public agency should not exempt itself from its own rules with regard to abiding by the contents of its proposed MSCP.

The Group unanimously approved the motion.

8. Request for a waiver for the under grounding of the existing overhead utilities for TPM20734 in accordance with Board of Supervisors Policy I-92. That project was for the subdivision of the .62 acres located at 121 Summit Avenue into four lots for four dwelling units and was approved at the 18 April 2005 FCPG meeting. Applicant Richard Rodriguez 731-2122. Contact person David Lowen 724-7674. County planner Mario Covic 858-694-3055. **Public Facilities Committee**. Community input. Voting item. (2/26)

Mr. Lowen presented the project and stated that the cost of under grounding utilities for this project was in the range of \$150,000 and would result in no reduction of power poles along the street. Ms. Burdick reported that the Facilities Committee had visited the site, reviewed the project and had mixed concerns with the request, barely passing a motion to approve the waiver (5 yes and 3 no). Mr. Wood stated that he felt with the cost and the lack of reduction of power poles there was ample grounds to approve the waiver. Mr. Harrington stated that the cost should have been evaluated at the onset of the project since it is a standing development requirement. Further that the street to the south had been required to underground and had done so. Mr. Harrington stated that there was undeveloped property across the street and along the street to the north of the project. Additionally in the light of the fire hazards posed by overhead lines under grounding should be more important. Ms. Dooley stated that she was apposed to the waiver as well. Mr. Russell read the entire I-92 policy regarding under grounding utilities.

Mr. Bopf motioned that the waiver be denied and the motion passed 11 aye (Michele Bain, Bill Bopf, Anne Burdick, Jean Dooley, Donna Gebhart, Tom Harrington, Ron Miller, Roy Moosa, Jim Russell, Paul Schaden and Steve Smith) 3 no (Jackie Heyneman, Jack Wood and Harry Christiansen) and 1 abstain (Eileen Delaney).

9. Comments on the Mission Road to I-15 portion of the SR-76 project by the **Circulation Committee** on the design of the road vis-à-vis the transportation of people. At the 19 January 2009 meeting of the FCPG comments were given to Cal-Trans for the creation of the draft EIR for

this project. Cal-Trans planner Mark Phelan, Cal-Trans SR-76 Project Manager, 619-688-6803 [Mark\\_Phelan@dot.ca.gov](mailto:Mark_Phelan@dot.ca.gov), 4050 Taylor Street, San Diego, 92110. It is anticipated that the EIR/EIS for this portion of the project will be ready for comment in September 2009. Community input. Voting item.

Mr. Russell stated this was put on the agenda as a voting item to allow the community's concerns to be formalized. Mr. Christiansen stated that he Mr. Wood and Mr. Morel had meet with Mr. Phelan of Caltrans and had discussed at length the community concerns with the northerly alignment. Mr., Christiansen expressed concern that the Caltrans study of the southerly alignment was not whole hearted and his impression was that it was being studied as more of an impracticable alternative rather than the desired route. The planning Group stated concerns with the northerly alignment and the impact it would have on the Fallbrook circulation element roads, businesses, and adjoining residential subdivisions. Several Members of the community stated they were clearly in favor of the southerly alignment and fervently opposed to the northerly alignment. After extensive discussion Mr. Christiansen made the following motion:

We strongly recommend to CalTrans and the County that the new SR76 route between I-15 / Old Highway 395 and Fallbrook's South Mission Road should be located south of the San Luis Ray River (and not along the present route alignment) for a number of reasons.

The end result of this recommendation would be to have both a four lane bypass road between two major interstate freeways and a two lane local road for local traffic. This would be a total of six lanes (rather than the four lanes that CalTrans says they would put on the existing alignment).

The "new" SR76 for the distance between I-15 and I-5 is proposed to be a minimum of four lanes on a six lane layout except for the segment between I-15 and Fallbrook's South Mission Road, which they say should only be four lanes on a four lane grading plan.

The CalTrans engineers have said that the existing road alignment has too many environmental restrictions and limitations on both sides to allow more than four lanes.

They justify this reduced road design by arguing that the traffic volumes west of Fallbrook's South Mission Road are higher than the traffic on the east side, and are increased by about one-third by traffic to and from Fallbrook. Our local knowledge indicates that this assumption is suspect. We believe the major purpose of SR76 is to carry traffic between our two major interstate freeways.

We believe the southerly route would better satisfy CalTran's larger (global) need to improve through traffic conditions for about five miles between I-15 and I-5: This roadway would be a bypass to all the local traffic on the existing alignment, and would include little or no side friction interference for the through traffic.

Locating the "new" SR76 on the existing alignment would create major problems relating to disruption of through traffic by local road connections and disruption of local roads, driveways, businesses, and the living environment of many homes. It would also create a problem for both through traffic and all local interests during the multi-year construction period.

We have been informed by CalTrans that the environmental impacts related to the two alternate routes are about the same (with possible differences between the species affected) and, except that the present alignment includes more problems with wetlands

We also expect that the southerly alignment will require construction of two bridges over the river, and might therefore be more expensive. We believe, though, that the inherent advantages in

getting six lanes rather than four, and in separating local and through traffic is more valuable than the possible construction cost difference.

We also believe the construction time-period advantages gained by constructing the (separated) southerly route will be far less expensive and far superior to damaging both through and local interests during the multi-year construction period.

The Southerly route is preferred due to:

- 1) less impact during construction;
  - 2) the creation of six lanes (rather than just four) - a new four-lane thoroughfare plus the existing two-lane local road;
  - 3) the elimination of friction, therefore contributing to less congestion;
  - 4) the creation of secondary access/egress for disaster evacuation and emergency response times;
  - 5) minimal impact on business;
  - 6) a more efficient and expeditious east-west route;
- and a four-lane highway with a center divider.

The Group unanimously approved the motion.

10. Waiver of Site Plan/Administrative Permit for Banners to advertise the Fallbrook Vintage Car Club's (Non Profit Organization) annual car Show. Banners will be posted April 15, 2009 and removed May 30, 2009. Location of banners: #1 will be located on school yard fence at Potter Junior High School.; #2 will be located at horse ranch at 4949 South Mission Road. (private property); #3 will be located at Peter's Auto Repair at 215 East Mission Road; #4 will be located at B & K Battery, 805 East Mission Road; #5 Sign will be located at Fallbrook Nursery.; #6 will be located at Fallbrook Car Wash. Contact: Marvin Van Voorst, Fallbrook Vintage Car Club, [marvvanvoorst@yahoo.com](mailto:marvvanvoorst@yahoo.com). **Design Review Committee**. Community Input. Voting Item.

Mr. Moosa presented the request to have temporary signs posted to advertise the Fallbrook Vintage Car Club's Car Show. Ms. Delaney made a motion to approve the request and the Group approved the motion with aye 14 and 1 abstention (Mr. Moosa).

Adjourned at 8:28 PM

Submitted by

Tom Harrington, secretary.

Cc: DPLU Nick Tartaglia, Director DPLU, Supervisor Horn, Mario Covic, Jared Underwood, Marcus Lubich, Marisa Smith, Fallbrook Chamber of Commerce, CALTRANS